



**AGENDA OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, JULY 23, 2009 - 3:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JUNE 18, 2009 MINUTES OF THE CITY OF LEESBURG PLANNING COMMISSION MEETING

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # 024-0-061809 – STREET SIGNS - ORDINANCE AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING §25 – 617 OF THE CODE OF ORDINANCES IN ITS ENTIRETY, TO ALLOCATE RESPONSIBILITY FOR INSTALLATION OF TRAFFIC CONTROL AND STREET NAME SIGNS AND TO PRESCRIBE SPECIFIC STANDARDS FOR THE DESIGN, MATERIALS, PLACEMENT AND OTHER ASPECTS OF SUCH SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES – 1<sup>ST</sup> READING ON AUGUST 10, 2009 AND A 2<sup>ND</sup> READING ON AUGUST 24, 2009)**

**2. PUBLIC HEARING CASE # 025-1-072309 - THOMAS AVENUE, LLC – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 2.63 +/- ACRES FROM CITY CIP (COMMERCIAL/INDUSTRIAL PLANNED) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO AMEND THE LANDSCAPING & BUFFER REQUIREMENTS TO ALLOW BARBED WIRE ON TOP OF THE PERIMETER WALL AND THE CHAIN LINK FENCE FOR A PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF THOMAS AVENUE SOUTH OF HARLEM AVENUE, AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19S, RANGE 24E. **(WITHDRAWN BY THE APPLICANT)**

**3. PUBLIC HEARING CASE # 032-0-072309 - SIDE YARD SETBACK - ORDINANCE AMENDMENT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO AMEND LAND DEVELOPMENT CODE CHAPTER 25, ARTICLE IV. ZONING DISTRICT CODE, SECTION 25-280 DISTRICT DEVELOPMENT STANDARD, TABLE 4-3 BY REVISING THE YARD MINIMUM SETBACKS FOR THE M-1 INDUSTRIAL AND SPUD SMALL PLANNED UNIT DEVELOPMENT DISTRICTS. **(CITY COMMISSION DATES - 1<sup>st</sup> READING ON AUGUST 24, 2009 AND A 2<sup>ND</sup> READING ON SEPTEMBER 14, 2009)**

4. **PUBLIC HEARING CASE # 026-1-072309 - DIAMOND C TRANSPORT – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 4 +/- ACRES FROM CITY M-1 (INDUSTRIAL) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW A DIESEL REPAIR SHOP ON PROPERTY FOR AN EXISTING TRUCKING COMPANY GENERALLY LOCATED ON THE SOUTH SIDE OF W. MAIN STREET, JUST WEST OF S. NURSERY ROAD AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19S, RANGE 24E. **(CITY COMMISSION DATES - 1<sup>st</sup> READING ON AUGUST 24, 2009 AND A 2<sup>ND</sup> READING ON SEPTEMBER 14, 2009)**

5. **PUBLIC HEARING CASE # 031-0-072309 - SINGLE FAMILY RESIDENTIAL GARAGES - ORDINANCE AMENDMENT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO AMEND LAND DEVELOPMENT CODE CHAPTER 25, ARTICLE IV. ZONING DISTRICT CODE, SECTION. 25-292 SUPPLEMENTAL DISTRICT REQUIREMENTS BY ADDING (19) RESIDENTIAL GARAGES. **(CITY COMMISSION DATES - 1<sup>st</sup> READING ON AUGUST 24, 2009 AND A 2<sup>ND</sup> READING ON SEPTEMBER 14, 2009)**

6. **PUBLIC HEARING CASE # 028-2-072309 – TREASURE ISLAND – CUP**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION, TO GRANT A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A INTERNET CAFÉ/SWEEPSTAKES REDEMPTION FOR A PROPERTY LOCATED ON THE WEST SIDE OF N. CITRUS BOULEVARD, JUST SOUTH OF MARTIN LUTHER KING BOULEVARD AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19S, RANGE 24E **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

7. **PUBLIC HEARING CASE # 029-2-072309 – NCT REC CENTER – CUP**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION, TO GRANT A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A INTERNET CAFÉ/SWEEPSTAKES REDEMPTION FOR A PROPERTY LOCATED ON THE NORTH SIDE OF U.S. HIGHWAY 441 JUST EAST OF RADIO ROAD (LAKE SQUARE MALL) AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19S, RANGE 25E **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

8. **PUBLIC HEARING CASE # 021-1-052109 – LEESBURG COMMERCE PARK – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 27 +/- ACRES FROM CITY M-1 (INDUSTRIAL) WITH A CUP (CONDITIONAL USE PERMIT) FOR A PUD (PLANNED UNIT DEVELOPMENT) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO CHANGE THE ACCESSES FOR A PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF W. MAIN STREET AND EAST OF C.R. 468, AS LEGALLY DESCRIBED IN SECTION 21 & 28, TOWNSHIP 19S, RANGE 24E. **(POSTPONED UNTIL AUGUST 20<sup>TH</sup> PLANNING COMMISSION MEETING.)**

## ANNOUNCEMENTS

1. THE NEXT SCHEDULED MEETING OF THE LEESBURG PLANNING COMMISSION IS AUGUST 20, 2009.

## ADJOURNMENT

**NOTICE:** "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 – "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.